

STATE OF ILLINOIS       )  
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COUNTY OF DEKALB     )

**ORDINANCE 2024-11**

**AN ORDINANCE AMENDING CHAPTER 14  
OF THE DEKALB COUNTY CODE  
REGARDING ADOPTED BUILDING CODES**

WHEREAS, Chapter 14 of the DeKalb County Code adopts building and construction codes containing regulations and standards for construction of buildings and structures in DeKalb County; and

WHEREAS, the improvement in building and construction industry standards and technological advancements over time make it necessary and expedient that the County update its adopted building codes in order to continue to adequately protect the public health, safety and welfare; and

WHEREAS, the building codes adopted by the County were last updated in 2019; and

WHEREAS, the Planning, Zoning and Development Committee of the DeKalb County Board has considered updated building codes recommended for adoption by the County Building Development Official, and has recommended that the updated building codes be adopted by the County Board; and

WHEREAS, the County Board of DeKalb County has determined that it is in the best interest of the citizens of the County to amend the DeKalb County Code to update the adopted building codes;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNTY BOARD OF DEKALB COUNTY, ILLINOIS, as follows:

SECTION ONE: The conclusions set forth above and the recommendation of the Planning and Zoning Committee are hereby adopted as the conclusions of the DeKalb County Board.

SECTION TWO: The DeKalb County Code, Chapter 14, Buildings and Building Regulations, is hereby amended as follows:

**Section 14-A BUILDING PERMITS**  
**Replace Sec. 14-A-2 to read as follows:**

**Sec. 14-A-2 Building Permit Fees**

Any person desiring a building permit as required shall pay a fee according to the following schedule:

1. *Residential (one- and two-family) principal structures:*
  - a. New:
    - b. Additions, remodeling, alterations:
      1. Heated structures:
        - i. Floor area per square foot .... \$0.60
        - ii. Electrical .... 150.00
        - iii. Plumbing .... 150.00
        - iv. Mechanical .... 150.00
      2. Unheated structures:
        - i. Floor area per square foot .... \$0.60
        - ii. Electrical .... 150.00
        - iii. Minimum fee .... 150.00
    - c. Accessory structures:
      1. Fences and permanent signs .... 75.00
      2. Other accessory structures and accessory buildings greater than 120 square feet in area and additions to such accessory buildings .... 150.00 or  
Per square foot, whichever is greater .... 0.60
      3. Accessory structures and buildings 120 square feet or less and additions to such accessory buildings .... 150.00
      4. Deck, per square foot (\$150.00 minimum) .... \$0.60

5. Pool, above ground with electric .... \$150.00
6. Pool, in-ground with electric .... \$300.00
7. Pool fencing, if none exists .... \$75.00
- d. First "failed" inspection .... No charge  
     Each additional "failed" inspection .... \$75.00
2. *Residential (multi-family) principal structures:*
  - a. New:
    1. Floor area per square foot .... \$0.60
    2. Electrical, per dwelling unit under construction .... 150.00
    3. Plumbing, per dwelling unit under construction .... 150.00
    4. Mechanical, per dwelling unit under construction .... 150.00
  - b. Additions, remodeling, alterations:
    1. Heated structures:
      - i. Floor area, per square foot .... 0.60
      - ii. Electrical, per dwelling under construction .... 150.00
      - iii. Plumbing, per dwelling unit under construction .... 150.00
      - iv. Mechanical, per dwelling under construction .... 150.00
      - v. Minimum fee .... 150.00
    2. Unheated structures:
      - i. Floor area per square foot .... 0.60
      - ii. Electrical, per dwelling unit under construction .... 150.00
      - iii. Mechanical, per dwelling unit .... 75.00

- iv. Minimum fee .... 150.00
- c. Accessory structures (new, additions, alterations); except independent electrical, plumbing, and mechanical revisions:
  - 1. Fences and permanent signs .... 75.00
  - 2. Other accessory structures and accessory buildings greater than 120 square feet in area and additions to such accessory buildings .... 150.00 or  
Per square foot, whichever is greater .... \$0.60
  - 3. Accessory structures and buildings 120 square feet or less and additions to such accessory buildings .... 150.00
  - 4. Deck, per square foot (\$150.00 minimum) .... 0.60
  - 5. Pool, above ground with electric .... 150.00
  - 6. Pool, in-ground with electric .... 300.00
  - 10. Pool fencing, if none exists .... 75.00
- d. First "failed" inspection .... No charge  
Each additional "failed" inspection .... 75.00
- 3. Commercial, industrial, institutional:
  - a. Principal structures—New, additions, remodeling, alterations:
    - 1. All floor areas, per square foot .... \$0.60
    - 2. Electrical, First five fixtures .... 100.00  
Each additional fixture .... 15.00
    - 3. Plumbing, First five fixtures, openings .... 100.00  
Each additional fixture/opening .... 15.00
    - 4. Mechanical, first five openings .... 100.00

- Each additional opening .... 15.00
- b. Accessory structures (new, additions, alterations):
1. All floor areas, per square foot .... \$0.60
  2. Electrical, First five fixtures .... 100.00  
Each additional fixture .... 15.00
  3. Plumbing, First five fixtures, openings .... 100.00  
Each additional fixture/opening .... 15.00
  4. Mechanical, first five openings .... 100.00  
Each additional opening .... 15.00
  5. Minimum fee .... 150.00
- c. Telecommunication towers and accessory structures including mechanical equipment buildings, fences, and electric meters .... 7,000.00
- d. Telecommunication tower co-locates and upgrades/improvements .... 2,000.00
- e. Commercial Wind Energy Conversion System, new site .... \$25 per foot of tower height  
Commercial Wind Energy Conversion System, modifications .... \$1,200  
(Modifications that result in increase in height or wattage will be treated as a new site)
- f. Small wind energy systems .... 150.00
- g. First "failed" inspection .... No charge  
Each additional "failed" inspection .... 75.00

4. *Fire safety:*

a. Sprinkler systems (includes plan reviews and field inspections):

| Number of Sprinklers              | Pipe Schedule | Hydraulic Calculated |
|-----------------------------------|---------------|----------------------|
| 1—25                              | \$50.00       | \$100.00             |
| 26—200                            | 250.00        | 500.00               |
| 201—300                           | 300.00        | 575.00               |
| 301—500                           | 400.00        | 775.00               |
| Over 500                          | 450.00        | 850.00               |
| Plus, for each sprinkler over 500 | 0.60/each     | 0.95/each            |

b. Standpipe, per standpipe riser .... 175.00

c. Specialized extinguisher agent (dry or other chemical agent), per 50# agent .... 150.00

d. Hood and duct cooking extinguisher agent, flat rate per system .... 150.00

5. *Demolition Permit Fees:*

a. The removal/demolition of residences, residential accessory structures greater than 120 square feet in area, and commercial structures shall require a demolition permit. The fees for these applications shall be:

1. Residential .... 100.00

2. Residential Accessory Greater than 120 SF, or containing utilities .... 50.00

3. Commercial .... 250.00

6. *Outside assistance:* The County reserves the right to engage professional assistance other than the County staff in order to thoroughly and expeditiously review and inspect any project requiring a building permit in accordance with applicable regulations. The Planning Director may engage professional assistance other than County staff to provide such review and

inspection services. The applicant for a building permit shall reimburse the County for costs associated with such professional review and inspection services.

7. *Fee waiver:* In the case of an application for a building permit received from any unit of local government or school district, the fees listed herein shall be waived.
8. *Penalty:* In order to defray the additional costs incurred by the County when work for which a permit is required is started prior to obtaining a permit, the fees specified in the fee schedule above shall be doubled. The payment of such additional fee shall not relieve any person from fully complying with the requirements of this chapter, nor from any penalties described in this chapter.

(Ord. No. 2015-15, §§ 2, 3, 12-16-2015; Ord. No. 2018-02, 2-21-2018 [PDF](#) ; Ord. No. 2018-41, 10-24-2018 [PDF](#) ; Ord. No. 2019-45, 11-20-2019 [PDF](#) )

*Editor's note — Ord. No. 2015-15, §§ 2, 3, adopted December 16, 2015, amended the Code by, in effect, repealing former §§ 14-2 and 14-3, and adding a new § 14-2. Former § 14-2 pertained to permit procedure for development located in F-1 district, and derived from the Code of 1979, § 5-4. Former § 14-3 pertained to building permit fees, and derived from the Code of 1979, § 5-5; Ord. No. 92-35, adopted November 18, 1992; Ord. No. 96-19, adopted June 19, 1996; Ord. No. 97-27, adopted November 19, 1997; Ord. No. 98-16, adopted May 20, 1998; Ord. No. 98-32, adopted October 26, 1998; Ord. No. 99-17, adopted September 15, 1999; Ord. No. 2003-09, adopted May 21, 2003; Ord. No. 2004-13, adopted March 17, 2004; Ord. No. 2009-12, adopted August 19, 2009; and Ord. No. 2010-08, adopted March 17, 2010.*

## **Section 14-B BUILDING CODE:**

**Sec. 14-26.** **Adopted** is amended, as follows:

The International Building Code, 2021, except as amended in this article, is hereby adopted and incorporated by reference as if set forth verbatim in this article.

**Sec. 14-27. Amendments** is amended, as follows:

The International Building Code, 2021, as adopted by the County Board, is hereby amended as follows:

- 1.) In all Chapters and Sections where "name of jurisdiction" and/or "chief appointing authority of the jurisdiction" is written, insert "County of DeKalb, Illinois".
- 2.) In all Chapters and Sections where "International Accessibility Code" is written, insert, "Currently adopted State of Illinois Accessibility Code".

## SECTION 102 APPLICABILITY

**Section 102.6, Existing Structures**, is amended to read as follows:

**“1. [A] 102.6 Existing structures.** The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as otherwise specifically provided in this code, *the International Existing Building Code and the International Fire Code.*”

**Section 105.2 – Building: 10, is amended to read as follows:** Agricultural Exempt Structures as defined by the DeKalb County Unified Development Ordinance provided they obtain an Agricultural Exempt *Construction Card* and comply with the building setback requirements of the DeKalb County Unified Development Ordinance and all requirements of the DeKalb County Stormwater Management Ordinance

**Delete Section 110.3.6 Lath, gypsum board and gypsum panel product inspection.**

**Section 110.3.12.1, Flood hazard documentation** is amended to read as follows:

**Section [A] 110.3.12.1 Flood hazard documentation.** If located in a flood hazard area, inspections shall be conducted as required and detailed by the DeKalb County Stormwater Management Ordinance.

### 1) **SECTION 111 CERTIFICATE OF OCCUPANCY**

a) *Revise* Section 111.1 “Use and Occupancy” to read as follows:

**“[A] 111.1 Use and occupancy.** A building or structure shall not be used or occupied, and a change in the existing use or occupancy classification of a building or structure or portion thereof shall not be made, until the *building official* has issued a certificate of occupancy or *certificate of completion* therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the *jurisdiction*. Certificates presuming to give authority to violate or cancel the provisions of this code or other ordinances of the *jurisdiction* shall not be valid.”

b) *Delete in Section 111.2 Certificate issued. Item #7*

c) *Delete in Section 111.2 Certificate issued. Item #11*

d) *Delete in Section 111.2 Certificate issued. Item #12.*

## **CHAPTER 2 DEFINITIONS**

### 1) **SECTION 202 DEFINITIONS**

- a) *Revise* paragraph 202 Definitions. “BUILDING OFFICIAL” to read as follows:

“[A] **BUILDING OFFICIAL.** *Also known as Building Enforcement Officer or Code Official. The officer or other designated authority charged with the administration and enforcement of this code.*”

## **CHAPTER 4 SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY**

### **1) SECTION 411 SPECIAL AMUSEMENT BUILDINGS**

- a) *Add* Section 411.1.1 “Haunted houses” to read as follows:

**“411.1.1 Haunted houses.** *A temporary or existing structure used or intended to be used as a haunted house shall be permitted in accord with Section 3103.1, Section 411.1.2 and 411.1.3.*”

- b) *Add* Section 411.1.2 “Haunted houses submittal documents” to read as follows:

**“411.1.2 Haunted houses submittal documents.** *In addition to the submittal documents required by Section 3103.1, the following information shall be provided at the time of application, additional information may be required as determined by the building official:*

- (1) Site plan locating parking, vehicular access and circulation routes, existing structures on the subject property and immediately adjacent to the subject property, location of the structure to be occupied, proposed occupant load for the structure, pedestrian circulation and gathering spaces, and other amenities proposed or required by the Temporary Use Permit requirements.*
- (2) Floor plan of with overall dimensions, proposed partition layout, and all means of egress and circulation paths.*
- (3) Specifications of interior finishes and materials to be installed.*
- (4) Plans showing permanent, temporary and emergency lighting.*
- (5) Method of assuring continuous movement of occupants through the amusement including, but not limited to:*
  - (a) Permanently stationed supervisory personnel.*
  - (b) Directional arrows.*
  - (c) Other means.*
- (6) Method and location of fire suppression and protection including, but not limited to:*
  - (a) Sprinkler system.*
  - (b) Fire detection and/or alarm systems.*

- (c) *Portable fire extinguishers.*
- (d) *Other means ”*

c) *Add Section 411.1.3 “Inspection” to read as follows:*

*“411.1.3 Inspection. Temporary structure(s) or existing structure(s) shall not be operated or maintained for the use as a haunted house without an inspection by the building official and the fire code official verifying compliance with this Section and Section 3103.1.”*

**CHAPTER 29 PLUMBING SYSTEMS** is deleted in its entirety and replaced with the following:

*“[P] 2901.1 Scope. The provisions of the Illinois State Plumbing Code shall govern the erection, installation, alteration, repairs, relocation, replacement, addition to, use or maintenance of plumbing equipment and systems. Toilet and bathing rooms shall be constructed in accordance with the Illinois Plumbing Code, Illinois Accessibility Code, and Section 1210 of this code. Plumbing systems and equipment shall be constructed, installed and maintained in accordance with the Illinois Plumbing Code. Private sewage disposal systems and private and non-community water supplies shall conform to the DeKalb County Public Health Ordinance.”*

**1) SECTION 3109 SWIMMING POOL ENCLOSURES AND SAFETY DEVICES**

a) *Revise Section 3109.1 “General” to read as follows:*

*“3109.1 General. Swimming pools shall comply with the requirements of the DeKalb County Pool and Spa Ordinance and other applicable sections of this code.”*

**CHAPTER 32 ENCROACHMENTS INTO THE PUBLIC RIGHT-OF-WAY**

**1) SECTION 3201 GENERAL**

a) *Revise paragraph 3201.1 “Scope.” to read as follows:*

*“3201.1 Scope. The provisions of the DeKalb County Unified Development Ordinance and this chapter shall govern the encroachment of structures into the public right-of-way.”*

**Add or Delete Appendixes in Chapter 35 – Reference Standards for Building Code**

**CHAPTER 35 – REFERENCED STANDARDS**

- 1) *Delete Appendix A “EMPLOYEE QUALIFICATIONS.”*
  - 2) *Delete Appendixes B “BOARD OF APPEALS.”*
  - 3) *Add Appendix C “GROUP U – AGRICULTURAL BUILDINGS” as part of this code.*
- Question*

- 4) *Delete Appendix D “FIRE DISTRICTS.”*
  - 5) *Delete Appendix E “SUPPLEMENTARY ACCESSIBILITY REQUIREMENTS.”*
  - 6) *Delete Appendix F “RODENTPROOFING.”*
  - 7) *Delete Appendix G “FLOOD-RESISTANT CONSTRUCTION.”*
  - 8) *Delete Appendix H “SIGNS.”*
  - 9) *Delete Appendix I “PATIO COVERS.”*
  - 10) *Delete Appendix J “GRADING.” Question*
  - 11) *Add Appendix K “ADMINISTRATIVE PROVISIONS” as part of this code.*
  - 12) *Delete Appendix L “EARTHQUAKE RECORDING INSTRUMENTATION”*
  - 13) *Delete Appendix M “TSUNAMI-GENERATED FLOOD HAZARD”*
  - 14) *Add Appendix N “REPLICABLE BUILDINGS” as part of this code. Question*
- Add Appendix O “PERFORMANCE-BASED APPLICATION” as part of this code. Question*

### 3. **ARTICLE III. ELECTRICAL CODE:**

#### **Sec. 14-51. Adopted.**

The NFPA 70, National Electric Code–2020 Edition, is hereby adopted and incorporated by reference as if set forth verbatim in this article.

#### **Sec. 14-52. Amendments.**

The NFPA 70, National Electric Code, ~~2006~~ 2021 Edition as adopted by the County Board, is amended as set out in this section.

### **ARTICLE 90 – INTRODUCTION**

#### **2) ARTICLE 90.1 PURPOSE**

- a) *Add Section 90.1(D) “Title” to read as follows:*

*“(D) Title. These regulations shall be known as the Electrical Code of DeKalb County, hereinafter referred to as “this Code.”*

#### **3) ARTICLE 90.4 ENFORCEMENT**

- a) *Add Article 90.4 (A) “Permits” to read as follows:*

*“(A) Permits. Electrical wiring and equipment associated with an electrical service shall not be installed, replaced or otherwise modified without first submitting a permit application, securing approval and a permit through the DeKalb County Planning & Development Department.”*

- b) *Add Article 90.4 (B) “Exemptions” to read as follows:*

*“(B) Exemptions. It shall not be necessary to obtain a permit for minor repair work. Such work shall include the following:*

- (1) **Repairs and Maintenance:** *A permit shall not be required for the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.*
  - (2) **Radio and television transmitting stations:** *The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.*
  - (3) **Temporary testing systems:** *A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.*
  - (4) **Referenced Exemptions:** *A permit shall not be required for work prescribed as exempt in the International Building Code as adopted by DeKalb County, the International Residential Code as adopted by DeKalb County, or as referred to in Article 90.2 Scope.”*
- c) *Add Article 90.4 (C) “Inspections” to read as follows:*
- “(C) Inspections.** *Electrical wiring and equipment associated with an electrical service installed, replaced, or otherwise modified that required a permit shall be inspected by the building official.*
- (1) *Upon the installation of an electrical service or alteration of any electrical equipment associated with the electrical service the owner or owner’s agent shall be responsible for notifying the building official to conduct a Service Inspection. If the installation or alterations are in compliance with this code, then the building official issue written notification to the electric utility company authorizing the electric utility company to energize the system.*
  - (2) *Rough inspections of electrical systems shall be made prior to covering or concealment, before fixtures or appliances are set or installed, prior to framing inspections.*
  - (3) *be made prior to covering or concealment, before fixtures or appliances are set or installed, prior to framing inspections.*

## **ARTICLE 210 BRANCH CIRCUITS**

### **2) SECTION II. BRANCH-CIRCUIT RATINGS**

- a) *Add Article 210.8(A)(2) “Exception to (2)” to read as follows:*

*“Exception to (2): Receptacles that are not readily accessible and for essential equipment, such as an overhead door opener, or an approved appliance located in a dedicated space that, in normal use, is not easily moved from one place to another and that is cord-and-plug connected in accordance with Article 400 shall be permitted to be installed without GFCI protection.”*

- b) Add Article 210.8(A)(5) “Exception to (5) No. 2” to read as follows:

*“Exception to (5) No. 2: A single receptacle for essential equipment located in a dedicated space, such as a sump pump or ejector pump, or an approved appliance that, in normal use, is not easily moved from one place to another and that is cord-and-plug connected in accordance with Article 400 shall be permitted to be installed without GFCI protection.”*

- c) Add Article 210.8(A)(10) “Exception to (10)” to read as follows:

*“Exception to (10): A single receptacle that is not readily accessible and for essential equipment, such as clothes washers, gas dryers, or an approved appliance located in a dedicated space that, in normal use, is not easily moved from one place to another and that is cord-and-plug connected in accordance with Article 400 shall be permitted to be installed without GFCI protection.”*

- d) Add Article 210.8(B)(6) “Exception to (6)” to read as follows:

*“Exception to (6): A single receptacle installed in attics intended for use with the radon mitigation system and that is cord-and-plug connected in accordance with Article 400 shall be within 3’-0” of radon stack pipe and permitted to be installed without GFCI protection.”*

- e) Add Article 210.8(B)(8) “Exception to (8)” to read as follows:

*“Exception to (8): Receptacles that are not readily accessible and for essential equipment, such as an overhead door opener, or an approved appliance located in a dedicated space that, in normal use, is not easily moved from one place to another and that is cord-and-plug connected in accordance with Article 400 shall be permitted to be installed without GFCI protection.”*

- f) Add Article 210.8(D) “Exception to (D)” to read as follows:

*“Exception to (D): Dishwashers hard-wired directly to the circuit shall be permitted to be installed without GFCI protection.”*

- g) Add Article 210.12 “Exception to (A), (B) and (C)” to read as follows:

*“Exception to (A), (B) and (C): Where a branch circuit is enclosed in Rigid Metal Conduit (RMC), Intermediate Metal Conduit (IMC), Electrical Metal Tubing (EMT), or Type AC cables meeting the requirements of 250.118 along with metal outlet and junction boxes, Arc-Fault Circuit-Interrupter (AFCI) protection shall be permitted to be omitted.”*

- h) Add Article 210.21(B)(5) “Minimum Conductor Size” to read as follows:

**“(5) Minimum Conductor Size.** *The minimum conductor size for a commercial and industrial building shall be #12 AWG.*“

3) **SECTION III. REQUIRED OUTLETS**

- a) *Add Article 210.52(C)(3) “Peninsular Countertop Spaces. Exception to (3)” to read as follows:*

*“Exception: If there is no practical mounting per the code, then elimination of such outlet can be made upon authorization of the building official.”*

- b) *Revise Article 210.70(A)(1) “Habitable Rooms” to read as follows:*

**“(1) Habitable Rooms.** At least one wall switch-controlled lighting outlet shall be installed in every habitable room, bathroom, *and walk-in closet.*”.

- c) *Add Article 210.70(A)(2)(d) to read as follows:*

*“(d) Where a center ceiling box is provided for future use in rooms and areas not listed in article 210.70(A) the box shall be fan rated.”*

**ARTICLE 230 SERVICES**

1) **SECTION VI. SERVICE EQUIPMENT**

- a) *Revise Article 230.70(A)(1) “Readily Accessible Location” to read as follows:*

*“The service disconnecting means shall be installed at a readily accessible location either outside of a building or structure or inside nearest the point of entrance of the service conductors. A fusible disconnecting means shall be installed when more than 10’-0” of conductor exists between the panel and the metering device or transformer.”*

**CHAPTER 4 EQUIPMENT FOR GENERAL USE**

1) **ARTICLE 406 RECEPTACLES, CORD CONNECTORS, AND ATTACHMENT PLUGS**

- a) *Add Article 406.12 “Exception to (5) to (A)” to read as follows:*

*“(5) Receptacles that are strictly unavailable or unobtainable for the application. “*

4. **ARTICLE V. MECHANICAL CODE:**

**Sec. 14-141. Adopted.**

The International Mechanical Code, 2021, except as amended in this article, is hereby adopted and incorporated by reference as if set forth verbatim in this article.

**Sec. 14-142. Amendments.**

The International Mechanical Code, 2021 as adopted by the County Board, is amended as set out in this section.

**SECTION 101 GENERAL**

In all Chapters and Sections where "name of jurisdiction" or "chief appointing authority of the jurisdiction" is written, insert "County of DeKalb, Illinois".

- a) *Revise* paragraph 101.1 "Title" to read as follows:

*101.1 Title. These regulations shall be known as the Mechanical Code of DeKalb County, hereinafter referred to as "this code."*

- b) *Revise* Section 109.2 "Schedule of permit fees." to read as follows:

**"[A] 109.2 Schedule of permit fees.** *A permit shall not be issued until the fees prescribed in the Fee Ordinance have been paid."*

**2) SECTION 103 DEPARTMENT OF MECHANICAL INSPECTION**

- a) *Revise* Section 103.1 "General" to read as follows:

**"[A] 103.1 Creation of agency.** *The DeKalb County Department of Community Development is hereby created and the official in charge thereof shall be known as the Director of Community Development Department."*

- b) *Revise* Section 103.2 "Appointment" to read as follows:

**"[A] 103.2 Appointment.** *The building official, also known as the building enforcement officer, shall be appointed by the Director of Community Development."*

**SECTION 109 Fees** is amended to read: See DeKalb County Building Permit Fee Schedule

*Revise* Section 109.2 "Schedule of permit fees." to read as follows:

**"[A] 109.2 Schedule of permit fees.** *A permit shall not be issued until the fees prescribed in the Fee Ordinance have been paid."*

*Revise* Section 109.4 "Work Commencing before permit issuance." to read as follows:

**"[A] 109.4 Work commencing before permit issuance.** Any person who commences work on a mechanical system before obtaining the necessary permits shall be subject to the penalty fee as prescribed in the Fee Ordinance in addition to the required permit fees."

**Section 109.6 Refunds** is hereby deleted in its entirety.

#### 4) **SECTION 115 VIOLATIONS**

a) *Revise* Section 115.4 “Violation penalties.”

“[A] **115.4 Violation penalties.** Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or shall erect, install, alter or repair mechanical work in violation of the approved construction documents or directive of the *building* official, or of a permit or certificate issued under the provisions of this code, shall be *subject to penalties as prescribed by law.*”

### **CHAPTER 2 DEFINITIONS**

#### 2) **SECTION 202 DEFINITIONS**

b) *Revise* paragraph 202 Definitions. “CODE OFFICIAL” to read as follows:

“[A] **CODE OFFICIAL.** *Also known as Building Enforcement Officer or Building Official.* The officer or other designated authority charged with the administration and enforcement of this code.”

### **PART IX – Reference Standards**

- 15) *Delete* Appendix A “CHIMNEY CONNECTOR PASS-THROUGH”
- 16) *Delete* Appendices B “RECOMMENDED PERMIT FEE SCHEDULE”
- 17) *Delete* Appendix C “BOARD OF APPEALS”

#### 5. **ARTICLE VI. ONE- AND TWO-FAMILY DWELLING CODE:**

##### **Sec. 14-166. Adopted.**

The International Residential Code For One and Two Family Dwellings 2021 Edition, except as amended in this article, is hereby adopted and incorporated by reference as if set forth verbatim in this article.

##### **Sec. 14-167. Amendments.**

The International Residential Code For One and Two Family Dwellings, ~~2006~~ 2021 Edition as adopted by the County Board, is amended as set out in this section.

*General* In all Chapters and Sections where "name of jurisdiction" and/or "chief appointing authority of the jurisdiction" is written, insert "County of DeKalb, Illinois."

### **SECTION R102 APPLICABILITY**

*Revise* section R102.7 Existing structures to read as follows:

**Section R102.7 Existing structures.** The legal occupancy of any structure existing on

the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the *International Fire Code*, the *International Existing Building Code*, or as is deemed necessary by the *Director of Community Development*. for the general safety and welfare of the occupants and the public.

**Add section 105.2 Work exempt from permit. Building: Exemption 12** to read as follows:

*Building Exemption 12. Agricultural Exempt Structures as defined by the DeKalb County Unified Development Ordinance provided they obtain an Agricultural Exempt Structure Construction Card and comply with the building setback requirements of the DeKalb County Unified Development Ordinance and all requirements of the DeKalb County Stormwater Management Ordinance.*

**Revise Section R109.3 Inspection requests to read as follows:**

It shall be the duty of the *permit* holder or their agent to notify the *building official* that such work is ready for *inspection at least one work day before said inspection*. It shall be the duty of the *permit holder* requesting any inspections required by this code to provide access to and means for inspection of such work.

## **SECTION R110 CERTIFICATE OF OCCUPANCY**

*Revise section R110.1 “Use and Change of Occupancy” to read as follows:*

**“R110.1 Use and occupancy.** A building or structure *or component thereof* shall not be used or occupied, and a change in the existing use or occupancy classification of a building or structure or portion thereof shall not be made, until the *building official* has issued a certificate of occupancy or *certificate of completion* therefore as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the *jurisdiction*. Certificates presuming to give authority to violate or cancel the provisions of this code or other ordinances of the *jurisdiction* shall not be valid.”

## **CHAPTER 3 BUILDING PLANNING**

### **SECTION R301 DESIGN CRITERIA**

**Delete Table R301.2(1) and replaced as follows:**

**TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

| WIND DESIGN              |                                     | SEISMIC<br>DESIGN<br>CATEGORY <sup>f</sup> | SUBJECT TO DAMAGE<br>FROM |                                     |                      | WINTER<br>DESIGN<br>TEMP <sup>e</sup> | ICE BARRIER<br>UNDERLAYMENT<br>REQUIRED <sup>h</sup> | FLOOD<br>HAZARDS <sup>g</sup> | AIR<br>FREEZING<br>INDEX <sup>i</sup> |
|--------------------------|-------------------------------------|--------------------------------------------|---------------------------|-------------------------------------|----------------------|---------------------------------------|------------------------------------------------------|-------------------------------|---------------------------------------|
| Speed <sup>d</sup> (mph) | Topographic<br>effects <sup>k</sup> |                                            | Weathering <sup>a</sup>   | Frost<br>line<br>depth <sup>b</sup> | Termite <sup>c</sup> |                                       |                                                      |                               |                                       |
| 115                      | NO                                  | A                                          | SEVERE                    | 42                                  | M-H                  | -4                                    | YES                                                  | SMO                           | 2000                                  |

1 pound per square foot = 0.0479 kPa, 1 mile per hour = 0.447 m/s.

<sup>a</sup> The jurisdiction may require a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code. The weathering index shall be indicated in with the weathering index (i.e., "negligible," "moderate" or "severe") for concrete as determined from the Weathering Probability Map [Figure R403.1(1)]. The grade of masonry units shall be determined from ASTM C 34, C 55, C 62, C 73, C 90, C 129, C 145, C 216 or C 652.

<sup>b</sup> The frost line depth may require deeper footings than indicated in Figure R403.1(1). The jurisdiction shall fill in the frost line depth column with the minimum frost line depth below the lowest finish grade.

<sup>c</sup> The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite infestation.

<sup>d</sup> The jurisdiction shall fill in this part of the table with the wind speed from the basic wind speed map [Figure R301.2(4)A]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.

<sup>e</sup> The jurisdiction shall select the design dry-bulb temperature shall be selected from the columns of 97<sup>th</sup>/1-percent values for winter from Appendix D of the International Plumbing Code. The jurisdiction shall be permitted to reflect local climates or local weather experience as determined by the building official.

<sup>f</sup> The jurisdiction shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1.

<sup>g</sup> The jurisdiction shall fill in this part of the table with (a) the date of the jurisdiction's entry into the National Flood Insurance Program (date of adoption of the Flood Insurance Study for management of flood hazard areas), (b) the date(s) of the Flood Insurance Study and (c) the panel numbers and dates of all currently effective Flood Insurance Study maps or other flood hazard map adopted by the authority having jurisdiction, as amended.

<sup>h</sup> In accordance with Sections R905.2.7.1, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, where there has been a history of local damage from ice damming, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall fill in this part of the table with "NO."

<sup>i</sup> The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (100-year) National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°F)" at [www.ncdc.noaa.gov/fpsf.html](http://www.ncdc.noaa.gov/fpsf.html).

<sup>j</sup> The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°F)" at [www.ncdc.noaa.gov/fpsf.html](http://www.ncdc.noaa.gov/fpsf.html).

<sup>k</sup> In accordance with Section R301.2.1.5, where there is local historical data documenting structural damage to buildings due to topographic wind speed-up, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall indicate "NO" in this part of the table.

**Add Section R309.1.1 Gas Curb** to read as follows:

**Section R309.1.1 Gas Curb.** A concrete curb extending at least four inches (4") above the garage floor and around all below grade openings shall be provided for attached garages.

**Revise section R311.5 Attachment** to read as follows:

**Section R311.5 Attachment.** Exterior landings, decks, balconies, stairs and similar facilities shall be positively anchored to the primary structure to resist both vertical and lateral forces or shall be designed to be self-supporting. Attachment shall comply with Table R507.2."

## SECTION R322 FLOOD RESISTANT CONSTRUCTION

**Section R322.1. General** is amended to read as follows:

**Section R322.1 General.** Buildings and structures constructed in whole or in part in flood hazard areas, including A or V Zones and Coastal A Zones, as established in Table R301.2(1), and substantial improvement and restoration of substantial damage of buildings and structures in flood hazard areas, shall be designed and constructed in accordance with the provisions of the DeKalb County Stormwater Management Ordinance and as contained in this section. Construction documents shall be prepared by an architect or appropriate design professional licensed in the State of Illinois. Buildings and structures that are located in more than one flood hazard area shall comply with the provisions associated with the most restrictive flood hazard area. Buildings and structures located in whole or in part in identified floodways shall be designed and constructed in accordance with the DeKalb County Stormwater Management Ordinance and ASCE 24.

Revise **Section R324.4.1 Roof live load** to read as follows:

**Section R324.4.1 Roof load.** Roof structures that provide support for photovoltaic panel systems shall be designed for applicable roof loads. Portions of roof structures not covered by photovoltaic panels shall be designed for dead loads and live loads in accordance with R301.4 and R301.6. Roof structures that provide support for photovoltaic panel systems shall be designed for the following load cases:

- (1) Dead Load (including photovoltaic panel weight) plus snow load in accordance with Table R301.2(1)
- (2) Dead Load (excluding photovoltaic panel weight) plus roof live load or snow load, whichever is greater, in accordance with Section R301.6.

Revise **Section R324.7.1 Fire separation distances** to read as follows:

**Section R324.7.1 Fire separation distances.** Ground-mounted photovoltaic systems shall maintain a fire separation distance of 10'-0" from any other accessory or principal structure or as allowed by the DeKalb County Unified Development Ordinance.

Delete from Chapter 14 the following: ~~**SECTION R404 FOUNDATION AND RETAINING WALLS**~~

Revise ~~**Section R404.1.2.1 Masonry foundation walls**~~ to read as follows:

~~**Section R404.1.2.1 Masonry foundation walls.** Concrete masonry and clay masonry foundation walls shall have a minimum nominal thickness of 8" or as set forth in Table R404.1.1(1), R404.1.1(2), R404.1.1(3) or R404.1.1(4) and shall also comply with applicable provisions of Section R606. In buildings assigned to Seismic Design~~

~~Categories D0, D, and D2, concrete masonry and clay masonry foundation walls shall also comply with Section R404.1.4.1. Rubble stone masonry foundation walls shall be constructed in accordance with Sections R404.1.8 and R606.3.2. Rubble stone masonry walls shall not be used in Seismic Design Categories D0, D, and D2. th Sections R404.1.8 and R606.3.2. Rubble stone masonry walls shall not be used in Seismic Design Categories D0, D, and D2. bble stone masonry walls shall not be used in Seismic Design Categories D0, D, and D2.~~

Add section R403.1.1.2 “Trench footing” to read as follows:

***“R403.1.1.2 Trench footing.** The minimum width, *W*, of a trench footing shall be no less than 12” or shall be based on the load-bearing value of the soil in accordance with Table R401.4.1. The minimum depth shall be in accordance with Section R403.1.4.”*

Revise section R408.7 “Flood resistance” to read as follows:

**Section R408.7 Flood resistance.** For buildings located in the flood hazard areas refer to the requirements of the DeKalb County Stormwater Management Ordinance.

## CHAPTER 5 FLOORS

Revise **Section R507.2.4 Deck lateral load connection** to read as follows:

***Section R507.2.4 Deck lateral load connection.** Where a lateral load connection is provided, the connection shall be permitted to be in accordance with Figure R507.9.2(1) or R507.9.2(2). Where the lateral load connection is provided in accordance with Figure R507.9.2(1), hold-down tension devices shall be installed in not less than two locations per deck, within 24 inches of each end of the deck. Each device shall have an allowable stress design capacity of not less than 1,500 pounds (6672 N). Where the lateral load connections are provided in accordance with Figure R507.9.2(2), the hold-down tension devices shall be installed in not less than four locations per deck, and each device shall have an allowable stress design capacity of not less than 750 pounds (3336 N).*

Chapter 11 is hereby deleted in its entirety and replaced with:

See the Illinois Energy Conservation Code

## **PART VIII – Electrical**

2) Delete CHAPTER 25 THROUGH 32 and replace as follows:

“The provisions of the National Electrical Code as adopted separately by the DeKalb County Board shall govern the installation of electrical systems, equipment and components indoors and outdoors that are within the scope of this code, including services, power, distribution systems, fixtures, appliances, devices and appurtenances.”

## **PART IX – Reference Standards**

- 1) *Delete Appendix AA “SIZING CAPACITIES OF GAS PIPING”*
- 2) *Delete Appendices AB “SIZING OF VENTING SYSTEMS SERVING APPLIANCES EQUIPPED WITH DRAFT HOODS, CATEGORY I APPLIANCES, AND APPLIANCES LISTED FOR USE WITH TYPE B VENTS”*
- 3) *Add Appendix AC “EXIT TERMINALS OF MECHANICAL DRAFT AND DIRECT-VENT VENTING SYSTEMS” as part of this code.*
- 4) *Delete Appendix AD “RECOMMENDED PROCEDURE FOR SAFETY INSPECTION OF AN EXISTING APPLIANCE INSTALLATION”*
- 5) *Delete Appendix AE “MANUFACTURED HOUSING USED AS DWELLINGS”*
- 6) *Add Appendix AF “PASSIVE RADON GAS CONTROLS”*
  - a) *Add section AF103.1.1 “Application” to read as follows:*

***“AF103.1.1 Application. Radon gas control systems and mitigation systems shall be provided for new single-family residences and reconstruction or additions that have an area that is 50% or greater than the existing residence.”***
- 7) *Delete Appendix AG “PIPING STANDARDS FOR VARIOUS APPLICATIONS”*
- 8) *Delete Appendix AH “PATIO COVERS”*
- 9) *Delete Appendix AI “PRIVATE SEWAGE DISPOSAL”*
- 10) *Delete Appendix AJ “EXISTING BUILDINGS AND STRUCTURES”*
- 11) *Delete Appendix AK “SOUND TRANSMISSION”*
- 12) *Add Appendix AL “PERMIT FEES” to read as follows:*
  - a) *Revise section AL101.1 “Permit fee schedule” to read as follows:*

***“AF101.1 Permit Fee Schedule. Permit fees shall be in accordance to the Fee Ordinance as adopted by the DeKalb County Board.”***
- 13) *Delete Appendix AM “HOME DAY CARE – R-3 OCCUPANCY”*
- 14) *Delete Appendix AN “VENTING METHODS”*
- 15) *Delete Appendix AO “AUTOMATIC VEHICULAR GATES”*
- 16) *Delete Appendix AP “SIZING OF WATER PIPING SYSTEM”*
- 17) *Delete Appendix AR “LIGHT STRAW-CLAY CONSTRUCTION”*
- 18) *Delete Appendix AS “STRAWBALE CONSTRUCTION”*
- 19) *Delete Appendix AT “SOLAR-READY PROVISIONS – DETACHED ONE- AND TWO-FAMILY DWELLINGS, MULTIPLE SINGLE-FAMILY DWELLINGS (TOWNHOUSES)”*

20) *Delete Appendix AU "COB CONSTRUCTION"*

7. **ARTICLE VIII. FIRE CODE:**

**Sec. 14-201. Adopted.**

The International Fire Code, 2021 Edition except as amended in this article, is hereby adopted and incorporated by reference as if set forth verbatim in this article.

**Sec. 14-202. Amendments.**

The International Fire Code, 2021 Edition as adopted by the County Board, is amended as set out in this section.

**ADD SECTION 102 APPLICABILITY**

a) *Revise* Paragraph 102.5 "Application of residential code: item 1." to read as follows:

"1. Construction and design provisions of this code pertaining to the exterior of the structure shall apply including, but not limited to, premises identification, fire apparatus access and water supplies. Where interior or exterior systems or devices are installed, construction permits required *in accordance with the International Residential Code as adopted by the DeKalb County Board.*

**SECTION 103 DEPARTMENT OF FIRE PREVENTION**

a) *Revise* Section 103.1 "Creation of enforcement agency" to read as follows:

"[A] **103.1 General.** The *Department of Planning and Development* is established within the jurisdiction under the direction of the *Director of Planning and Development*. The function of the department shall be the implementation, administration and enforcement of the provisions of this code *in conjunction with the fire prevention district(s) having jurisdiction in which the work or use is being proposed.*"

*Section 103.2 Appointment* is amended as follows.

The fire code official shall be the fire chief of the local fire protection district in which the subject property is located.

## **CHAPTER 5 GENERAL REQUIREMENTS**

### **1) SECTION 503 FIRE APPARATUS ACCESS ROADS**

- a) *Revise* Section 503.1.1 Exceptions: 2 “Buildings and facilities. Exceptions 2.” to read as follows:

“2. Where approved by the fire code official, fire apparatus access roads shall be permitted to be exempted or modified for solar photovoltaic *and wind energy* power generation facilities.”

- b) *Add* Section 503.1.1 Exceptions: 3 “Buildings and facilities. Exceptions: 3” to read as follows:

“3. *One- and two- family dwelling units or residential accessory structures.*”

- c) *Revise* Section 503.2 “Specifications” to read as follows:

“**503.2 Specifications.** Fire apparatus access roads shall be installed and arranged in accordance with *the Unified Development Ordinance or Sections 503.2.1 through 503.2.8.*”

- d) *Add* Section 503.2.5.1 “One- or two-family residential developments” to read as follows:

“**503.2.5.1 One- and two-family residential development.** *Dead-end fire apparatus access road length shall comply with the Subdivision Standards of the Unified Development Ordinance.*”

## **PART VII – Appendices**

- 18) *Delete* Appendix A “BOARD OF APPEALS.”

- 19) *Add* Appendix B “FIRE-FLOW REQUIREMENTS FOR BUILDINGS” as part of this code.

- 20) *Add* Appendix C “FIRE HYDRANT LOCATIONS AND DISTRIBUTION” as part of this code.

- 21) *Add* Appendix D “FIRE APPARATUS ACCESS ROADS” as part of this code

### **a) SECTION D101 GENERAL**

*Revise* Section D101.1 “Scope” to read as follows:

- (1) “**D101.1 Scope.** Fire apparatus roads shall be in accordance with this appendix, other applicable requirements of the International Fire Code *and the DeKalb County Unified Development Ordinance.* “

### **b) SECTION D107 ONE- OR TWO-FAMILY RESIDENTIAL DWELLINGS**

Revise Section D107.1 “One- or two-family residential dwellings” to read as follows:

- (1) *“Apparatus access roads for developments of one- and two-family dwellings units shall be provided in accordance with the DeKalb County Unified Development Ordinance and the Fire Protection District having jurisdiction.”*
- 22) Add Appendix E “HAZARD CATEGORIES” as part of this code.
- 23) Add Appendix F “HAZARD RANKING” as part of this code.
- 24) Delete Appendix G “CRYOGENIC FLUIDS – WEIGHT AND VOLUME EQUIVALENTS.”
- 25) Delete Appendix H “HAZARDOUS MATERIALS MANAGEMENT PLAN (HMMP) AND HAZARDOUS MATERIALS INVENTORY STATEMENT (HMIS) INSTRUCTIONS.”
- 26) Delete Appendix I “FIRE PROTECTION SYSTEMS – NONCOMPLIANT CONDITIONS.”
- 27) Delete Appendix J “BUILDING INFORMATION SIGNAGE.”
- 28) Delete Appendix K “CONSTRUCTION REQUIREMENTS FOR EXISTING AMBULATORY CARE FACILITIES.”
- 29) Delete Appendix L “REQUIREMENTS FOR FIRE FIGHTER AIR REPLENISHMENT SYSTEMS.”

## **9. ARTICLE X. FUEL GAS CODE:**

### **Sec. 14-221. Adopted.**

The International Fuel Gas Code, 2021 Edition, as amended herein, is hereby adopted and incorporated by reference as if set forth verbatim in this article.

### **Sec. 14-222. Amendments.**

The International Fuel Gas Code, ~~2006~~ 2021 Edition, as adopted by the County Board, is amended as set out in this section.

## **5) SECTION 115 VIOLATIONS**

- a) *Revise* Section 115.4 “Violation penalties.”

“[A] **115.4 Violation Penalties.** Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or shall erect, install, alter or repair mechanical work in violation of the approved construction documents or directive of the *building* official, or of a permit or certificate issued under the provisions of this code, shall be *subject to penalties as prescribed by law.*”

- b) *Revise* Section 116.1 “Stop Work Order.”

“[A] **108.5 Stop Work Orders.** Upon notice from the *building* official that mechanical work is being performed contrary to the provisions of this code or in a dangerous or unsafe manner, such work shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner’s authorized agent, or the person doing the work. The notice shall state the conditions under which the work is authorized to resume. Where an emergency exists, the *building* official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work on the system after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be *subject to penalties as prescribed by law.*”

## **CHAPTER 2 DEFINITIONS**

### **3) SECTION 202 DEFINITIONS**

- c) *Revise* paragraph 202 Definitions. “CODE OFFICIAL” to read as follows:

“[A] **CODE OFFICIAL.** *Also known as Building Enforcement Officer or Building Official.* The officer or other designated authority charged with the administration and enforcement of this code.”

## **PART IX – Reference Standards**

- 30) *Delete* Appendix A “SIZING AND CAPACITIES OF GAS PIPING”
- 31) *Delete* Appendices B “SIZING OF VENTING SYSTEMS SERVING APPLIANCES EQUIPPED WITH DRAFT HOODS, CATEGORY I APPLIANCES AND APPLIANCES LISTED FOR USE WITH TYPE B VENTS”
- 32) *Delete* Appendix C “EXIT TERMINALS OF MECHANICAL DRAFT AND DIRECT-VENT VENTING SYSTEMS”
- 33) *Delete* Appendix D “RECOMMENDED PROCEDURE FOR SAFETY INSPECTION OF AN EXISTING APPLIANCE INSTALLATION”.
- 34) *Delete* Appendix E “BOARD OF APPEALS”

10. **ARTICLE XII. EXISTING BUILDING CODE**, is hereby amended, as follows:

## **ARTICLE XII. EXISTING BUILDING CODE**

### **Sec. 14-232. Adopted.**

The International Existing Building Code<sup>2021</sup> Edition, as amended herein, is hereby adopted and incorporated by reference as if set forth verbatim in this article.

Revise paragraph 103.2 “Appointment” to read as follows:

“[A] **103.2 Appointment.** *The building official, also known as the DeKalb County Department of Community Development officer, shall be appointed by the Director of Community Development Department.*”

## **SECTION 306 ACCESSIBILITY FOR EXISTING BUILDINGS**

- a) *Delete* Chapter 306.1 “ACCESSIBILITY FOR EXISTING BUILDINGS” and replace as follows:

“**410.1 Accessibility for Existing Buildings.** *Accessibility requirements for additions, alterations, and change of occupancy within existing buildings shall be designed and constructed in accordance with the Illinois Accessibility Code and the International Building Code.*”

## **SECTION 404 REPAIRS**

~~Revise Section 404.5 “Flood hazards areas.” to read as follows:~~

~~**Section [BS] 404.5 Flood hazard areas.** For buildings or structures in flood hazard areas established in the DeKalb County Stormwater Management Ordinance, any repair work that requires permits in accordance the International Building Code or the International Residential Code and that constitutes substantial improvement shall comply the flood design requirements defined in the DeKalb County Stormwater Management Ordinance. Repairs that do not constitute substantial improvement shall be documented in accordance with the DeKalb County Stormwater Ordinance and the International Building Code or International Residential Code as adopted by DeKalb County.”~~

## **CHAPTER 4 REPAIRS**

## SECTION 406 STRUCTURAL

b) *Revise* Section 405.2.6 “Flood hazards areas.” to read as follows:

**[BS] 405.2.6 Flood hazard areas.** In flood hazard areas, buildings that have sustained substantial damage shall be brought into compliance with *the DeKalb County Stormwater Management Ordinance.*”

## SECTION 410 ACCESSIBILITY FOR EXISTING BUILDINGS

*Delete* Chapter 410 “ACCESSIBILITY FOR EXISTING BUILDINGS” and replace as follows:

**Section 410.1 Accessibility for Existing Buildings.** *Accessibility requirements for additions, alterations, and change of occupancy within existing buildings shall be designed and constructed in accordance with the Illinois Accessibility Code and the International Building Code.*”

## CHAPTER 5 PRESCRIPTIVE COMPLIANCE METHOD

### SECTION 502 ADDITIONS

*Revise* Section 502.3 “Flood hazards areas.” to read as follows:

**Section [BS] 502.3 Flood hazard areas.** For buildings or structures in flood hazard areas established in *the DeKalb County Stormwater Management Ordinance*, any addition that constitutes substantial improvement shall comply the flood design requirements defined in *the DeKalb County Stormwater Management Ordinance*. *Additions that do not constitute substantial improvement shall be documented in accordance with the DeKalb County Stormwater Ordinance and the International Building Code or International Residential Code as adopted by DeKalb County.*”

### SECTION 503 ALTERATIONS

*Revise* Section 503.2 “Flood hazards areas.” to read as follows:

**Section [BS] 503.2 Flood hazard areas.** For buildings or structures in flood hazard areas established in *the DeKalb County Stormwater Management Ordinance*, any alteration that constitutes substantial improvement shall comply the flood design requirements defined in *the DeKalb County Stormwater Management Ordinance*. *Alterations that do not constitute substantial improvement shall be documented in*

*accordance with the DeKalb County Stormwater Ordinance and the International Building Code or International Residential Code as adopted by DeKalb County.”*

## **SECTION 704 MEANS OF EGRESS**

- a) *Delete* Chapter 704 “MEANS OF EGRESS” and replace as follows:

**“704.1 General.** *Accessibility requirements for Level 1 alterations within existing buildings shall be designed and constructed in accordance with the Illinois Accessibility Code and the International Building Code.”*

## **SECTION 804 MEANS OF EGRESS**

- a) *Revise* Section 804.2 “General” and replace as follows:

**“804.2 Stairways and escalators in existing buildings.** In alterations where an escalator or stairway is added where none existed previously, an accessible route shall be provided in accordance with *the Illinois Accessibility Code and the International Building Code.*”

## **CHAPTER 13 PERFORMANCE COMPLIANCE METHODS**

### **SECTION 1301 GENERAL**

*Revise* Section 1401.2 “Applicability” to read as follows:

**Section 1301.2 Applicability.** Structures existing prior to *the adoption of this ordinance* in which there is work involving additions, alterations, or changes of occupancy shall be made to conform to the requirements of this chapter or the provisions of Chapters 5 through 13 *or Section 1401.4*. The provisions of Sections 1401.2.1 through 1401.2.5 shall apply to existing occupancies that will continue to be, or are proposed to be, in Groups A, B, E, F, I-2, M, R and S. These provisions shall not apply to buildings with occupancies in Group H or I-1, I-3 or I-4.”

The International Swimming Pool and Spa Code 2021 Edition, as amended herein, is hereby adopted and incorporated by reference as if set forth verbatim in this article.

The following sections of the International Swimming Pool and Spa Code, 2021 Edition are hereby revised as follows:

In all Chapters and Sections, where "name of jurisdiction" and/or "chief appointing authority of the jurisdiction" is written, insert "County of DeKalb, Illinois."

## **CHAPTER 1 SCOPE AND GENERAL REQUIREMENTS**

1) **SECTION 101 GENERAL**

- a) *Revise* section 101.1 “Title” to read as follows:

“**101.1 Title.** These provisions shall be known as the Swimming Pool and Spa Code of *DeKalb County*, and shall be cited as such and will be referred to herein as “this code.”

2) **SECTION 103 CODE COMPLIANCE AGENCY**

- a) *Revise* section 103.1 “Creation of agency” to read as follows:

“**103.1 Creation of agency.** The *DeKalb County Department of Community Development* is hereby created and the official in charge thereof shall be known as the *Director of Community Development Department*.”

3) **SECTION 105 PERMITS**

- a) *Revise* section 105.1 “When required.” to read as follows:

“**105.1 When required.** Any owner, or owner’s authorized agent who desires to construct, enlarge, alter, repair, move, or demolish a pool or spa or to erect, install, enlarge, alter, repair, remove, convert or replace any system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the *code official* and obtain the required permit for the work. A permit shall not be required for replastering, *relining*, or resurfacing of an existing pool or spa.”

- b) *Add* section 105.1.1 “Work exempt from permit.” to read as follows:

“**105.1.1 Work exempt from permit.** Exemption from *permit* requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this *jurisdiction*. *Permits* shall not be required for the following:

(1) Prefabricated swimming pools that are less than 24 inches (610 mm) deep.”

4) **SECTION 113 VIOLATIONS**

- a) *Revise* section “113.4 Violation penalties.” to read as follows:

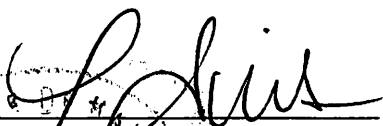
“**113.4 Violation penalties.** Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair a pool or spa in violation of the approved construction documents or directive of the code official, or of a permit or certification issued under the provisions of this code, shall be guilty of an *ordinance violation, punishable by a fine*

*prescribed in the adoptive ordinance for the International Building Code or the International Residential Code.”*

SECTION THREE: This Ordinance shall be in full force and effect upon January 1, 2025 after its adoption by the County Board of DeKalb County, Illinois.

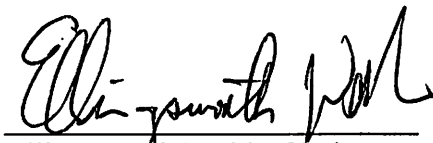
ADOPTED BY THE COUNTY BOARD THIS 20TH DAY OF NOVEMBER, 2024,

ATTEST:

  
Tasha Sims  
DeKalb County Clerk



SIGNED:

  
Ellingsworth Webb, Chair  
DeKalb County Board